



1 MARGARET STREET, SYDNEY.

ARCHITECTURAL BRIEF

1. Attached is an Outline Architectural Brief to enable the consultant team to prepare a Development Application.
2. Concurrently, a detailed Architectural Brief will be prepared so that particular requirements can be incorporated in the developed design.

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GRAHAM H. MILLAR

18 May, 1981.

OUTLINE ARCHITECTURAL BRIEF

1. BACKGROUND

Costain Australia Limited has entered into an agreement with the State Superannuation Board of New South Wales for the purchase by the Board of a commercial office building on Costain's site at 1 Margaret Street, Sydney.

The State Superannuation Board will occupy the top floors of the building to approximately 80,000 sq.ft. and will have a separate entrance and probably separate lifts. This entrance, whilst being of importance, will be secondary to the entrance for a second major tenant or a series of minor tenants.

2. BROAD FUNCTIONAL REQUIREMENTS

2.1 Statement of Need

The building will be of good quality construction and finish commensurate with commercial investment requirements.

The building will need to fulfill the accommodation requirements of a major tenant and the office space leasing market generally.

2.2 Type of Building

The building should be a free standing tower oriented on the site to provide the best possible access and identification.

It is thought that the Clarence and Market Street corner is the most dominant and will be the focal point for pedestrian access and identification.

With the ever increasing cost of energy, careful attention will need to be paid to the cost of operating the building on completion. A goal for maximum energy usage should be set and the various alternatives considered in seeking a compromise which will meet this energy target yet permit the maximum utility of the building.

2. 2.2 (Cont.)

It is envisaged that the building will have two parking levels rising from Kent Street. These levels should accomodate in excess of 140 vehicles.

The ground floor will be at the Clarence Street level and will provide the main entrance for the second major tenant at a point nearer to the Clarence and Margaret Street intersection.

The entrance for the State Superannuation Board will be seperate and will be from a point further south along the Clarence Street frontage.

2.3 Adjoining Development

It is proposed that the building be developed in sympathy with the 190,000 sq. ft. free standing commercial office tower to be developed by Lend Lease Ltd. A common podium level for the two buildings will achieve consistency at ground floor level which will be of benefit to the public. Moreover, the area on the ground floor podium between the two towers can be developed to form a common open landscap area for the benefit of both occupants of the towers and t public. Together with possible pedestrian links these aspects must give us the opportunity to earn satisfactory bonuses from Council.

3. SITE INFORMATION

The site is shown outlined in red on the attached summary drawing made by Wallis and Moore Pty. Ltd. and numbered 17472 and comprises the land in the following Certificates of Titles:-

1.	Volume	7563	Folio	17
2.	Volume	7660	Folio	116
3.	Volume	13168	Folio	207
4.	Volume	7330	Folio	237
5.	Volume	2202	Folio	123
6.	Volume	3750	Folio	129
7.	Volume	4592	Folio	97
8.	Volume	5893	Folio	66

3. SITE INFORMATION (Cont.)

It should be noted that the irregularity of the southern boundary of the land shown in Certificate of Title Volume 5893 Folio 66 (8 aforementioned) is to be straightened by the transfer of the land outside the red outline to the adjoining owner and by the transfer to the owner of the land described in Certificate of Title Volume 5893 Folio 66 of that piece of land within the red outline currently owned by the adjoining owner.

We are not aware of any detailed surveys of the land nor of any soil tests.

4. OBJECTIVES

4.1 Functions

To provide good quality office space in an attractive building well oriented on its site to take best advantage of its location.

Generally finishes to typical office floors will be carpeting, painted walls and columns, suspended acoustic tile ceilings with recessed fluorescent light fittings, male and female toilets, tea room and cleaners room. Provision should be made for additional wet services as required on each floor. Treatment of lift doors and lobbies will be important but cost should be tempered by budgetary constraints. Window treatment will depend upon a total energy conservation programme for the building.

The ground floor will provide an interesting introduction to the building as well as providing retail/representation space.

The need for separate entrances and lifts for both a second major tenant and the State Superannuation Board will require a solution that will satisfy both parties.

The car parking levels should be of the lowest maintenance finish and where possible use natural ventilation. These levels should be connected by lifts to the upper floors.

4. OBJECTIVES (Cont.)

4.2 Activities

A measurable amount of interfloor traffic can be expected in the State Superannuation Board floors and also must be catered for in the lower level floors.

Floors let as separate tenancies as surplus to the immediate requirements of the two major occupiers are unlikely to generate much interfloor traffic.

4.3 Access & Egress

Pedestrian access and egress to the building should be made as easy as possible. Steep flights of stairs should be avoided and landings on unavoidably long flights of stairs should be provided regularly.

Requirements for the disabled as required by legislation must be incorporated.

The main pedestrian access will be from Margaret and Clarence Streets.

Vehicle access and egress should be from Kent Street and provision should be made for the unloading of vehicles such as pantecnicos for use when tenants move in or out of the building. Such loading and unloading facilities should be of a nature reflecting their frequency of use.

Lifts should connect the ground floor with the low rise floors in one bank and the high rise in a separate bank of lifts, unless this gives rise to a major cost penalty. One lift in each bank should service the basement. One lift in each bank should have additional height for the carriage of furniture and arrangement for stretchers.

Egress in the case of fire should comply with authority requirements.

Consideration should be given to a "dropping off" point for taxis and cars near the two main entrances.

4. OBJECTIVES

4.3 Access & Egress (Cont.)

A pedestrian bridge link to the Kent Street parking station in conjunction with the Lend Lease development should be defined. Similarly a pedestrian tunnel joining a north/south link between the two adjoining sites and Wynyard Railway Station should be incorporated in the design.

4.4 Services and Energy

All services requiring the input of energy such as air-conditioning plant, mechanical ventilation, domestic water, lifts and lighting should be considered in the light of a pre-determined limit to the amount of energy to be used in the building. Consideration should be given as to whether stand by power generation equipment is incorporated.

It should not be necessary to compromise the health, comfort or safety of the occupants of the building when a comprehensive energy programme for the building is adopted. Rather an awareness of making full use of any energy expenditure and the elimination of any factors which would uneconomically increase energy usage

4.5 Other Facilities

Both the State Superannuation Board and a second major tenant will have a specific traffic pattern and building requirements. These will need to be identified. Building elements incurring additional costs would be borne by the company requiring them.

Facilities should be available for background music, heavy load areas and interfloor communication.

Regard should be given to minimising the use of labour in maintaining the building.

Wherever possible building elements should be maintenance free.

5. Limitations

5.1 Physical

We seek to achieve a plot ratio of 10:1 without utilising the transfer of floor space, to provide the following net lettable areas:-

- | | | |
|-------|--------------|---|
| 5.1.1 | Parking | 141 cars |
| 5.1.2 | Ground Floor | 12,000 sq.ft. including an auditorium for 100 people for the State Superannuation Board |
| 5.1.3 | Low Rise | 14 floors each of 10,000 sq.ft. |
| 5.1.4 | High Rise | 8 floors each of 10,000 sq.ft. |

The efficiency of the typical floors as to nett/gross is of paramount importance commensurate with flexibility for leasing.

5.2 Financial

The total cost of the building including carpet should not exceed:-

- | | | |
|-------|----------------|------------------------|
| 5.2.1 | Demolition | \$500,000 |
| 5.2.2 | Parking Levels | \$400/m ² |
| 5.2.3 | Ground Floor | \$1,000/m ² |
| 5.2.4 | Upper Floors | \$800/m ² |

5.3 Time

- | | | |
|-------|-----------------------------------|-------------------|
| 5.3.1 | Development Application lodgement | - 24 July '81 |
| 5.3.2 | Demolition and excavation | |
| | Commencement | - July 1981 |
| | Completion | - December 1981 |
| 5.3.3 | Full documentation completion | - 15 December '81 |
| 5.4.4 | Construction commencement | - February '82 |
| 5.3.5 | Practical completion | - February '84 |

6. Priorities

The following are the list of priorities in completing the building:-

- 6.1 Cost
- 6.2 Time
- 6.3 Utility
- 6.4 Access
- 6.5 Energy efficiency
- 6.6 Communications

6. Priorities (Cont.)

Unfortunately in any list of priorities one item must come last. This does not signify a lack of importance. Indeed the very presence of that item denotes its relevance.

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GRAHAM H. MILLAR
18 May, 1981.